126.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,219,500	/	1,219,500
USE VALUE:	1,219,500	/	1,219,500
ASSESSED:	1,219,500	/	1,219,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA ARLENE A
Owner 2:	SOUSA JOHN M
Owner 3:	
Street 1:	6 RUSSELL ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,502 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2849 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10502.000	551,800	6,100	661,600	1,219,500
Total Card	0.241	551,800	6,100	661,600	1,219,500
Total Parcel	0.241	551,800	6,100	661,600	1,219,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.04 | /Parcel: 428.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80744
GIS Ref	
GIS Ref	
Insp Date	04/29/18

!9725!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	551,900	6100	10,502.	661,600	1,219,600	1,219,600	Year End Roll	12/18/2019
2019	104	FV	408,800	6200	10,502.	698,300	1,113,300	1,113,300	Year End Roll	1/3/2019
2018	104	FV	408,800	4900	10,502.	514,500	928,200	928,200	Year End Roll	12/20/2017
2017	104	FV	382,600	4900	10,502.	492,500	880,000	880,000	Year End Roll	1/3/2017
2016	104	FV	382,600	4900	10,502.	455,700	843,200	843,200	Year End	1/4/2016
2015	104	FV	339,500	4900	10,502.	382,200	726,600	726,600	Year End Roll	12/11/2014
2014	104	FV	339,500	4900	10,502.	373,400	717,800	717,800	Year End Roll	12/16/2013
2013	104	FV	353,800	4900	10,502.	355,800	714,500	714,500		12/13/2012

PRINT

Date	Time
12/11/20	00:09:24

LAST REV

Date	Time
05/22/18	10:34:52
apro	
9725	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA ARLENE	1197-48		11/25/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2017	1534	Re-Roof	11,800	C				
7/22/2013	1103	Re-Roof	10,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/9/2009	Measured	372	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
7/6/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10502		Sq. Ft.	Site		0	90.	0.70	10									661,550						661,600	

Total AC/HA:	0.24109	Total SF/SM:	10502	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	661,550	Spl Credit		Total:	661,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03802657
Const Adj.:	0.98490196
Adj $ / SQ:	173.800
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	677829
Depreciation:	126076
Depreciated Total:	551753

COMMENTS

BK:734 PG:118 CT.#120868 643-2396
FRPLACS NON- FUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	11	4	
Totals			
0			

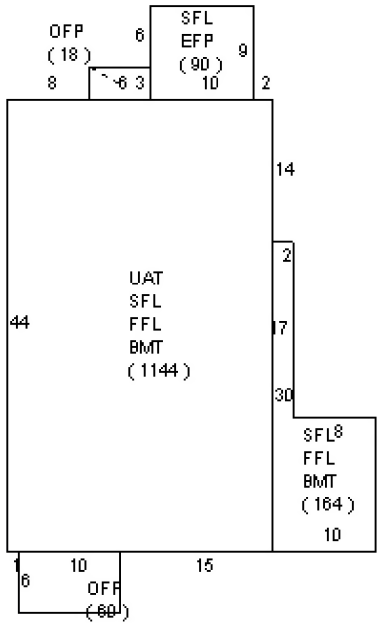
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	173.80
Special Features:	0	Val/Su Net:	123.50
Final Total:	551800	Val/Su SzAd	203.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,398	173.800	242,973
BMT	Basement	1,308	52.140	68,199
FFL	First Floor	1,308	173.800	227,331
UAT	Upper Attic	286	95.590	27,339
EFP	Enclos Porch	90	56.610	5,095
OFP	Open Porch	78	37.090	2,893
	Net Sketched Area:	4,468	Total:	573,830
Size Ad	2706	Gross Are	5326	FinArea 2849

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	20X21	A	AV	2010	3.14	T	7.2	104			1,200			1,200

More: N | Total Yard Items: 6,100 | Total Special Featues: | Total: 6,100